



R04-19-A-008

Narrative Information Sheet

1. Applicant Identification

City of Brooksville
201 Howell Avenue
Brooksville, FL 34601

2. Funding Requested

a. Assessment Grant Type "Community-wide"

b. Federal Funds Requested

i. \$ 300,000

ii. Not applicable

c. Contamination Hazardous Substances \$95,000 and Petroleum \$190,000 and \$15,000 for indirect costs

3. Location City of Brooksville, Hernando County, Florida

4. Property Information for Site-Specific Proposals Not Applicable

5. Contacts

a. Project Director

Bill Geiger, Community Development Director
City of Brooksville
201 Howell Avenue
Brooksville, FL 34601
352-540-3810
bgeiger@cityofbrooksville.us

b. Chief Executive/Highest Ranking Elected Official

William Kemerer, Mayor
City of Brooksville
201 Howell Avenue
Brooksville, FL 34601
352-540-3810
wkemerer@cityofbrooksville.us

6. Population 8,410

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	1
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) are in a federally designated flood plain and Opportunity Zone.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

December 13, 2018

Barbara Alfano
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
alfano.barbara@epa.gov

Dear Ms. Alfano:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Brooksville's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBLR-18-06, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.D.8. EPA Brownfields grant funding will strengthen the City's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Brooksville consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Yanisa Angulo, P.E., the Southwest District Brownfields Coordinator, at (813) 470-5757 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carrie L. Kruchell".

Carrie L. Kruchell, P.G., Environmental Manager
Brownfields and CERCLA Administration

CLK/jc

cc:

Carolyn Weaver, Cardno – carolyn.weaver@cardno.com

Bill Geiger, City of Brooksville – bgeiger@cityofbrooksville.us

Yanisa Angulo, P.E., DEP Southwest District – yanisa.angulo@dep.state.fl.us

**FY2019 EPA Brownfields Community-Wide Assessment Grant
City of Brooksville, FL**

Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. Background and Description of Target Area

Brooksville, Florida is located at the intersections of US Highway 41, US 98, and Florida State Road 50 (SR50), forty-five miles north of Tampa and fifteen miles inland, east of the Gulf of Mexico. One could never guess that Brooksville (pop. 8,410) is the County seat of Hernando County that has a population of 181,882 residents (ranked 27th out of 67th in Florida in terms of population and adjacent to 4th most populous, Hillsborough)¹. At the now defunct railroad depot and as a junction point of US highways 98 and 41, tourists stopped here on their journeys towards the coastal recreation areas, such as Weeki Wachee, Homosassa Springs and Crystal Bay. The City grew around these transportation routes until Interstate 75 sprung up ten miles east of the City, which was the death knell for commerce and trade in the small city. Our plan for revitalization includes the long-lost tourist industry through our location on the Good Neighbor Trail that will bring commerce and life back to our downtown.

Once lined with citrus groves, Brooksville was known as the *Home of the Tangerine*. The City was founded on agriculture and its related industries, such as fertilizer and chemical lime production, timber and lumbering, and turpentine processing. **Mind-scarred lands abound** around the perimeter of the city where land was stripped during 80 years of open-pit phosphate, limestone and clay mining. Cement manufacturing and concrete production continue to be part of the industrial mix today. Starting in the 1960s, ranches and groves were sold to build houses. As the housing market began to slow, so did these industries. Today, Brooksville is a struggling small town with a downtown area that reflects typical "Big City" issues: vacant downtown, rising crime, and lack of opportunities for those in need. The proposed project target area is the **Broad Street Corridor** (encompassed by US Census Tract (CT) 405.01), a thoroughfare that runs alongside of the courthouse and through the downtown, which goes right through the heart of Brooksville's Community Redevelopment Area (CRA). Under Florida law (Chapter 163, Part III), local governments are able to designate areas as CRAs when certain conditions exist, such as the presence of blight and slums, substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking, all of which describes Broad Street, to provide the tools needed to foster and support redevelopment of the targeted area. Brooksville, and more pointedly, the Broad Street Corridor have suffered a steady decline in commercial, residential, and social activity, resulting in a mostly stagnant tax base and dispirited citizenry. Over time, the locally owned businesses and shops that once comprised Broad Street closed their doors and moved southwest into rapidly growing commercial corridors, like Spring Hill, where the County government has opened offices to serve the overwhelming number of residents that have moved to the southwestern section of the county. The relocation of stores and vital services is a burden for the low-income residents of the target area. Those most in need must now rely on transportation services or cars, adding to their financial burden, rather than being able to walk. US 98 and SR 50, major roads that once brought commercial traffic in and out of the city, have been rerouted around it. Interstate 75, built 10 miles east of Brooksville in the 1970's, pulled much of the north-south traffic away from the City. Still Broad Street has the potential to be a modern main street that fits the needs of its community while attracting commercial traffic, tourists and jobs, which are needed for this community to survive.

ii. Description of the Priority Brownfield Site(s)

The target area for this project is the Broad Street Corridor. The Corridor is one of Brooksville's poorest

¹ Florida Demographics by Cubit, https://www.florida-demographics.com/counties_by_population

and most diverse neighborhoods (see section 2) with aging commercial buildings, vacant sites, and numerous gas stations interspaced throughout, adjacent to housing and neighborhood residents. **Twenty-one sites, including six former gas stations,** have been identified along the Broad Street Corridor in a **two-mile corridor**. The brownfield priority sites for this project have the greatest redevelopment potential and are the largest blight on the community and pose the greatest risk to human health are as follows:

615 Old Hospital Drive: One boundary of the property is Broad Street. This one acre lot contains the remains of an old hospital where buried oil tanks remain and the potential exists for lead and asbestos contamination from old building materials and paint. This priority site has the potential for redevelopment focused on creating business and job opportunities related to infill development, such as a boutique hotel, as per the South Brooksville Reuse Plan (see next section). The site remains open and unsecured and local residents use the site as a short cut between the major thoroughfares of Broad and Jefferson Street. **Six mobile homes are within 25 feet of the site. Another 30 homes are within 100 yards.** Residents are impacted by this blight and want to see it redeveloped to eliminate threats such as vagrancy, drug use, and vandalism, as determined from community input.

611 N. Broad Street: This site serves as a **gateway to the downtown area** and makes an unwanted visual impression of decay on visitors and residents alike. The one-acre site contains a cement-block building and was the site of **an oil company where underground storage tanks remain**, and soil and groundwater may have been impacted by petroleum products. **The site is open and unsecured and is less than 10 feet from multiple private residences**, as well as a local B & B, which is part of the potential travel industry that the city looks to promote. An access agreement was signed by the property owner with the City in September 2018. The property has a large frontage on Broad Street and serves as a gateway into the business district of the city. Our community would like to see this area developed as a visitor center.

These two priority sites represent 66 potential brownfield sites in the community and are just a sample of the challenges facing Broad Street and the rest of the community. Potential brownfield sites were identified in an inventory completed by the City as a result of its last EPA Brownfields grant. There are at least two dozen abandoned gas stations and/or former petroleum storage systems within the city limits of Brooksville. Most of these have never been investigated, because they do not qualify for state remediation funding. Most of these sites are within the commercial district; moreover, because of the compact size of the city, 10 square miles, all are within one block of residences **and thus in proximity to sensitive populations, such as senior citizens and minority neighborhoods**. A majority of sites have potential for sustainable mixed-use redevelopment, as they are in or adjacent to highly trafficked commercial areas.

The City does contain zones within the **100-year storm category (A, AE, AH) along the target area Corridor**, which are of concern and could potentially impact the City and its residents. In addition, Brooksville is in a high risk hurricane zone; 75 hurricanes have been recorded since 1930 with Hurricane Irma the most recent in 2017. Irma hit Hernando County as a category 1 storm and yet damage reports were submitted for 152 private properties totaling over \$750,000 in estimated repairs². Additionally, the City spent over \$300,000 on debris cleanup.

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans

In 2018, the City initiated the South Brooksville Reuse Plan, which includes the Broad Street Corridor, to identify strategies and catalyst projects that would directly benefit the community and influence other investment in the target area. The plan focuses on redevelopment in the target area centered on

² City of Brooksville Damage Report, 10/20/2017

the **Good Neighbor Trail**, a pedestrian and bicycle trail, which runs through our target area along a section of Broad Street and is a link within the Florida Coast-to-Coast Trail. The Coast-to-Coast Trail is a paved hiking and biking path that will run about 250 miles across Florida when complete, thus connecting the Gulf Coast at St. Petersburg on the west, through Central Florida, to the Atlantic Coast on the east at the Canaveral National Seashore. The Trail plays an important role in the future development of Brooksville and the Broad Street Corridor, and Section Five of the plan presents concepts for redevelopment in the target area, which include:

- Creation of bicycle-oriented business opportunities
- Creation of a lodging business opportunity
- Enhanced park-like recreational features
- Connections to surrounding neighborhoods

Using the existing structures, whenever possible, existing infrastructure, and capitalizing on the historic charm of the downtown area, Broad Street will be redeveloped with specialty retail and services that build upon the multi-use trail to create a renewed economy and to bring services to the neighborhood. With the attraction of residents and visitors to the Trail, the opportunity and potential for desirable redevelopment of the brownfield properties in the target area is imminent. Redevelopment of the priority sites potentially include a boutique hotel and visitors center. Potential end-uses for other brownfields sites within the City may include grocery store, restaurants, health facilities, lodging facilities and bicycle retail and repair shops.

ii. Outcomes and Benefits of Redevelopment Strategy

Investments in bicycling infrastructure make good economic sense as a cost-effective way to enhance shopping districts and communities, generate tourism and support business:

"The economic benefits associated with riding extend far beyond that number. The nation's 60 million annual recreational bicyclists spend \$46.9 billion on meals, transportation, lodging, gifts and entertainment. One study estimates that the spill-over effects of all bicycling-related activities could be as large as \$133 billion, supporting 1.1 million jobs and generating \$17.7 billion in federal, state, and local taxes"³.

As part of the Coast-to-Coast Trail System, the Good Neighbor Trail will draw visitors who want to make the 250-mile journey across nine counties, countless communities, and between the two Florida coasts, giving visitors a wide variety of experiences. The vision for the trail is to become a destination and generator of short- and long-distance travel. As seen in countless communities around the country, there is an increasing trend towards bicycle tourism. Communities have seen their economic fortunes shift with the influx of visitors and tourists as, often, day visitors spend time in the communities shopping and eating, drawn to explore the destinations near the trails they are using. A study done of East Central Florida trail users calculated that users spend about \$20 per day. Weekly activity can be estimated at **2,500 trail users, which could result in \$50,000 per week** in estimated spending for business owners in the Brooksville target area.

Infill development will result in new businesses for the Corridor. These businesses will generate jobs for local residents. These residents will be able to remain in the City and will contribute back to the local economy. Further the city will benefit from increased sales tax revenues from the businesses and will be able to invest back into the City's infrastructure and make improvements in services for those same residents that remain and continue the cycle of contribution. Increased businesses and services will allow those without cars to shop locally for healthier food options and access critical services, like healthcare professionals. These same investments, both public and private, will create a thriving downtown that attracts more visitors to the Broad Street Corridor and Good Neighbor Trail.

³ Outdoor Industry Foundation, "The Active Outdoor Recreation Economy," 2006

c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse

As per statute, local CRA funds may be available for use as long as the proposed use is addressed within the CRA Community Redevelopment Plan and are located within the established Community Redevelopment Area; the majority of the proposed priority area meet the CRA criteria, such as addressing blight and creating infill redevelopment. The CRA funds include:

- \$75,000 in Tax Increment Financing will be invested over the three-year grant, at \$25,000 per year, for eligible exterior property improvements along Broad Street Corridor. These improvements could include, façade remodeling; landscaping, such as trees/ large shrubs for noise/pollution barriers, rain gardens or other eco-efficient stormwater/flood controls; and removal/recycling of large, man-made debris and lot/yard cleanup;
- \$650,000 of HUD CDBG (CR or NR) is anticipated to be available in Year Two of the grant cycle and beyond for improvements to existing or installation of new public infrastructure in the project area and redevelopment of sustainable streetscape that promotes walkability, improves traffic flow, and creates space for diverse transportation options, such as bike lanes, new bus stops and bus routes and facilities along Broad Street and in particular at the priority sites. In total the City of Brooksville looks to provide actual and in-kind contributions valued at \$755,000 towards sustainable brownfields redevelopment.

Tax credits for development in the CRA may also be offered to developers and businesses willing to do redevelopment in the target area, a portion of which is also a federally designated "Opportunity Zone."

ii. Use of Existing Infrastructure

The City will focus on infill development within the priority target area, utilizing existing infrastructure such as roadways, sewer, water and other utilities. The Brooksville Comprehensive Plan calls for vastly improved pedestrian mobility through sidewalk enhancements and incentives to economic reinvestment. These enhancements will help link the trail users to local businesses and attractions. While the majority of stormwater Infrastructure exists, plans associated with the trail will enhance current stormwater management with streetscape rain gardens that capture additional stormwater and serve as traffic calming in the redevelopment area, further making the target area an inviting destination for visitors, residents, and businesses.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

a. Community Need

i. The Community's Need for Funding

For a number of years, various groups of citizens have sought to restore downtown Brooksville: the Downtown Development Corporation worked on creating a Main Street program, but the City lacked the financial resources to bring these plans to actual redevelopment. Limited area family income means limited sales for local businesses, which results in little commercial tax revenues. According to a 2016 report, growth in total property tax levies in Hernando County **decreased by 32.17%** from FY2007 to FY2016, ranking it **dead last of Florida's 67 Counties for taxable income**.⁴ The small population (8,410), poverty rate and extremely low median family incomes make it difficult for the community to undertake assessments themselves or for the City to fund a brownfields program without additional help. According to the FY17 budget report, "City revenues remain stagnant...The FY2017 budget has required difficult decisions to limit service delivery levels in order to align with our continuing flat...revenue sources." The budget message concludes by saying: "financial constraints continue to remain a real concern (p6)." Also, Florida is a state with no income tax so **the City sees no trickle down**

⁴ Florida Tax Watch, <http://www.floridatxwatch.org/>.

income tax revenues from the State. Along with other cities, Brooksville was greatly impacted by the 2008 economic downturn but, unlike other Florida cities, has yet to recover. Unemployment has risen, foreclosures have increased, and tax revenue has declined. With this grant, more than half of the sites along the Broad Street Corridor can be assessed and returned to the tax rolls through planned infill redevelopment and reuse. As the City's property tax revenues rise, then further redevelopment can be accomplished. Once sites are assessed, then cleanup can take place at those sites where those activities are necessary. For those properties identified as ready for reuse, then eventual jobs and services will be created along the target corridor.

ii. Threats to Sensitive Populations

(1) Health or Welfare of Sensitive Populations

Sensitive populations, minorities, the poor, and the elderly are disproportionately represented in Brooksville, particularly in the Broad Street area. In the City overall, 27% of the population are considered minorities. The residents along the targeted Broad Street Corridor are 86.4% minorities⁵. The City as a whole has an extremely high poverty rate, 18.7% live in poverty⁶. Yet, in the Broad Street Corridor, the conditions are worse as 21.0% live below the poverty line⁷. The senior citizen population, particularly the oldest seniors (over 75) is more than double the national average, high even for Florida⁸. The elderly are more susceptible to potential contamination from brownfields and the high concentration of the poor and minorities point to an environmental justice issue. In addition, the crime index is 361, compared to a US average of 280, the higher the number indicating a worse potential for crime.⁹ This is a high-crime, low-economic opportunity area; blight, crime and poverty have negative impacts on the City and residents as evidenced by poor health outcomes (described below) and a struggling economy. This health-challenged community also has limited access to fresh foods and grocery stores (as identified by the USDA Food Access Research Atlas, 2015), the area is both a low-income and low access neighborhood; complicated by the fact that households here have low-access to automobiles to drive outside of the City to those needed professional and medical services. Out of 1706 households in the target area, 112 are without access to a car (USDA Food Access Research Atlas, 2015). The targeted brownfield sites are also within a ½ mile of a City wellfield that the **City relies on for its potable water supply**. Many of the 66 brownfield sites are within 1/8 mile of the wellfields, and several are even within a few hundred feet. Exposure to lead and asbestos, such as from building supplies that would have been used in large quantities at the old hospital priority site, can also impact the welfare of area residents. Removing blight from the priority corridor will lead to reduction in crime and vagrancy as these now vacant and unsecured sites will be transformed into vibrant, active sites for commerce and tourism.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Hernando County has an elevated cancer incident rate, which is higher than all but seven counties in Florida¹⁰. The most recent report from 2006 shows 486 incidents of cancer per 100,000 population per year, **approximately 11% higher than the state average cancer rate¹¹.** Further, the resident 3-year age adjusted death rate 2006-2008 by cause (cancer) shows Hernando County with a rate of **186.2 cancer-related deaths, which is significantly higher than the state rate of 162.3 cancer-related deaths.¹²** The Broad Street Corridor also is in a higher risk category for cancer, 63rd percentile of cancer risk

⁵ American Community Survey 2017, US Census

⁶ Ibid

⁷ Ibid

⁸ American Community Survey 2017, US Census

⁹ Florida Department of Law Enforcement, Uniform Crime Report, 2017

¹⁰ Florida Cancer Data System (<http://fcds.med.miami.edu/inc/statistics.shtml>)

¹¹ Ibid

¹² Ibid

compared to the adjacent sections which were placed in the 51st and 58th percentiles. Petroleum products are a cause for concern, particularly given that both priority sites have potential petroleum contamination. The incidence rate and the mortality rate for those with lung cancer are considerably higher than in the rest of the state.¹³ Cement particulates cause lung cancer and silica **dust from limestone mining leads to severe lung damage and causes cancer**¹⁴. Both cement and silica dust is known to be present in the target area, thereby placing residents in danger due to the multiple sources of air pollution described above. According to the National Cancer Institute's data through 2007, the cancer rate in Hernando has an alarming status of "rising."¹⁵ According to the EPA EJ Screen tool, The Broad Street Corridor is in the 77% percentile for traffic proximity and volume concerns and in the 74th percentile in the Respiratory Hazards EJ Index. In addition adult diabetes and adult obesity rates are higher in the County than in the state: **obesity in county 25.4% vs 23.7%** in the state and **diabetes rate at 11.1% in the county vs. 9.2%** in the state.¹⁶ Exacerbating these health impacts of brownfields in the City are the shortages in the area of dental, mental health and primary care as determined by the US Department of Health and Human Services (10/28/2017 Health Resources and Services Administration Data Warehouse report). The City and the target area are considered a medically underserved area and a low-income community. Assessment activities will lead to the clean and safe removal of identified contaminants. In addition, as professional and medical services are attracted to newly developed sites, then area residents will have better access to health care, which will be a key component of improving their health.

(3) Economically Impoverished/Disproportionately Impacted Populations

Blighted land covers the community and target project area: more than 45 acres of blighted properties are found in the City¹⁷. As mentioned, 66 brownfields properties are in the City and census data shows the target area neighborhood, which is disproportionately impacted by brownfields, consists of a higher populations of minorities and elderly, which are considered sensitive populations. The African-American population as noted is significantly higher in the target area, state and US. Brooksville's overall unemployment rate is 5.4% (higher than the nation), yet only 44% of residents are in the workforce.¹⁸ In the target area unemployment is nearly double: unemployment is 9.6%¹⁹. Of the City's population, 18.7% live in poverty and 27.3% are families who live within 100-149% of the poverty level. Families in the target area need subsidies to survive as employment opportunities are limited: 17.3% of families receive food stamps; 30% of those have elderly family members; 51% have children under 18; and 33% have a disabled family member (if receiving disability benefit that person is not earning a livable wage). A key factor in escaping poverty is education yet only 16.4% have a bachelor's degree or higher, a component to financial success, and 17.8% have not even finished high school. In addition, there are six early childhood centers within just a few blocks of Broad Street, and Broad Street is less than 0.5 mile from Brooksville Elementary, which has 721 students in grades PK-5th, 29% of whom are minority and 78% of whom qualify for free/reduced lunch²⁰, an indicator of poverty and environmental justice concerns. Brooksville is a Title 1 school, serving higher numbers of low-income children.

b. Community Engagement

i. Community Involvement

¹³ Florida Cancer Data System (<http://fcds.med.miami.edu/inc/statistics.shtml>)

¹⁴ cdc.org

¹⁵ National Cancer Institute, statecancerprofiles.cancer.gov

¹⁶ City-data.com

¹⁷ Tampa Bay Times, April 4, 2014

¹⁸ American Community Survey 2017, US Census

¹⁹ Ibid

²⁰ National Center for Education Statistics, 2015-2016 report (most recent data)

Partner Name	Point of Contact (name, email & phone)	Specific role in the project
Bethlehem Progressive Baptist Church	Viennesse Black, 352-544-2714 viennesseblack@yahoo.com	Church leadership will participate in an advisory capacity, will provide meeting space and will promote community involvement activities among its members, including site identification and selection
Moton Elementary School PTO	Kevin Fitzgerald, Dean of Students, 352-797-7065 fitzgerald_k@hcsb.k12.fl.us	Parent members of the PTO support community recreation and opportunities to improve the neighborhood. Will participate in community meetings and will encourage participation from parents in the community involvement activities
Red Mule Runners	Judy Hensley, 352-585-7495 http://www.redmulerunners.com	Running Club in Brooksville that will support redevelopment planning in support of the trail, sponsor annual Good Neighbor Trail run where community involvement activities could be conducted
Brooksville Vision Foundation	Cliff Manuel - 352-796-9423 cliff@coastal-engineering.com	Community members that have participated in cleanup and redevelopment planning and will continue to do so with this project
Crank Works Bicycle	Patricia Laird - 352-593-4176 info@crankworksbikes.com	Local retailer that seeks support recruitment of like-minded businesses to grow area retail opportunities, particularly in conjunction with the trail development
Brooksville Historical Society	Mary Moses - 813-470-0085 jetfxrs2@aol.com	The Historic Hernando Preservation Society will participate in redevelopment planning, in particular, with aesthetics and with recruiting community members to participate in community involvement activities
Brooksville Garden Club	Ronette Snyder - 352-544-5669 ronettesny@aol.com	The club is interested in supporting redevelopment activities, in particular, rain gardens along Broad street that will assist with stormwater runoff through pervious planting beds
Greater Hernando Chamber of Commerce	Pat Crowley - 352-796-0697 pat@hernandochamber.com	The Chamber will be instrumental in attracting developers and investors that will support infill redevelopment
Hernando County Audubon Society	Eugene Kelly 352-754-8945 gmkelly@tampabay.rr.com	Society members are interested in the conscientious development and sustainability of the trail as it means a viable ecosystem for local birds and other wildlife.
Hernando Growers Assoc.	Michael DeFelice - 727-422-3366 michael.defelice@gmail.com	The growers association would like to expand the city farmers market to increase access to fresh foods for local residents and to increase sales for local producers.

ii. Incorporating Community Input

During its successful FY2012-2015 BF program, the City recruited more than 100 residents and stakeholders to participate in the project and more than 50 of those persons participated in the City's Brownfields Task Force, which met 14 times throughout the grant cycle. Due to the level of effort put into community involvement and engagement in Brooksville, EPA Region 4 approached the City to assist in preparing a Best Practices guide for Brownfields Community Engagement that was then incorporated into the program at the EPA Region 4 Grantee Workshop in October 2014. Our past experience with and outcomes from prior community engagement activities helped in our selection of our priority sites and provide the basis for our current plan to involve the community. Our focus on the Broad Street sites and redevelopment based on the Good Neighbor Trail are a direct result of public engagement in the previous grant and a direct result of community support and engagement. This proposed project will build on the City's previous grant project, which was successful with engaging the public and garnering community input into redevelopment plans that include the ideas generated and supported by community members. Information will be disseminated through web postings, social media, brochures, public meetings and civic and community organization meetings. Formal presentations will be scheduled at area Chamber of Commerce meetings, civic clubs, redevelopment and investor associations and service clubs. Particular attention will be devoted to schools (through the PTO and other scheduled meetings) and to community organizations serving ethnic minorities (churches and community clubs) to provide information and solicit feedback concerning the project and the progress as we move forward. Materials may need to be translated into other languages (particularly for our high Hispanic population). We will provide bilingual materials to ensure communication to all of our residents. Activities and Programming related to the trail and related

community spaces will highlight the trail and build further goodwill and will give the City the opportunity to set up informational tables at events to update the public on brownfields project progress and garner input as to potential sites. Interested members of the public will be invited to planning charrettes held twice during the grant.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. Description of Tasks and Activities

The proposed project will consist of four tasks: Assessment and Site Characterization; Reuse/Cleanup Planning; Outreach; and Program Support. All activities will be overseen by the project director, Mr. Bill Geiger, and will be conducted with support from City program staff and by the qualified contracted environmental consultant: **Task 1 Phase I & II Assessments - lead entity:** the environmental consultant will conduct assessment activities with oversight from City's technical coordinator. **Task 2 Remediation and Reuse Planning - lead entity:** the environmental consultant will conduct assessment activities with oversight from the City's technical coordinator and project director. **Task 3 Community Outreach - lead entity:** the project director will lead the efforts with support from the Brownfields Task Force and support in educational and planning activities from the environmental consultant. **Task 4 Programmatic Support- lead entity:** the project director and the finance manager will lead the efforts in this task with support from the consultant.

Further, the project team will meet monthly to review project development and progress, prioritize and select sites for assessment and for cleanup planning based on community input. The Community Involvement Plan (CIP) will be updated with public input *by the end of month 4*. The accomplishments will be tracked and measured with the first quarterly report and will continue throughout the project. We anticipate our consultant starting Phase I Environmental Site Assessments (ESAs) *no later than month 3* and continuing to conduct them *through month 24*. A Generic Quality Assurance Project Plan (QAPP) will be submitted for EPA review *no later than month 4*. Phase II ESAs are anticipated to start *no later than month 5* and *continue through month 28* (coordinating eligibility reviews with FDEP/EPA). Site-specific QAPPS (Sampling Plans and Health and Safety Plans) will follow this timing. Cleanup and redevelopment planning (ABCAs) will be *initiated and completed in months 9 through 33* as sites are assessed, and priority determined. Mr. Geiger will lead efforts to contact and educate property owners on the benefits of the program to gain site access for assessments. City employee time and effort spent during the grant period for project management, grant management and financial oversight and technical activities/environmental contractor oversight that will be offered towards the efforts outlined in this application; a minimum in-kind value of \$30,000. *See specific numbers of outcomes and activities in the next section.*

b. Cost Estimates and Outputs

The budget is divided at approximately 2/3 for petroleum and 1/3 for hazardous substances.

Task 1 Phase I & II Assessments: A generic Quality Assurance Project Plan (QAPP) one-time cost of \$7,000
16 hazardous substance and petroleum **Phase I ESAs** at \$3,500, for a total cost of \$56,000

5 Phase II ESAs and requisite site-specific QAPP are estimated to cost between \$15,000 to \$50,000 per site based on size and complexity, allowing for a total of 5 Phase II ESAs at an estimated average of \$28,800 each for a total cost of \$144,000.

Total Task 1 costs = \$207,000

Task 2, Remediation and Reuse Planning: 5 Analysis of Brownfield Cleanup Alternatives (ABCA)
estimated cost of \$6,000 each

\$6,000 in creation of design concepts and presentation materials for charrettes and public meetings

Total Task 2 costs = \$36,000

Task 3 Community Outreach: Community Involvement Plan (one-time fee of \$5,000); \$15,000 (150 hours of **consultant support** over three years at an average of \$100 per hour)

Total Task 3 costs = \$20,000

Task 4 Programmatic Support: \$5,000 **travel** funds (registration fees, transport, hotel, per diem) \$20,000 (200 hours of **consultant support** over three years at an average of \$100 per hour)

Total Task 4 costs = \$25,000

Indirect costs (5%) will cover standard items covered in the cooperative agreement.

Hazardous Substances					
Categories	Project Tasks				
	Assessment	Reuse & Cleanup Planning	Outreach	Program Support	Total
Travel	0	0	\$0	\$2,000	\$2,000
Supplies	0	0	\$1,000	0	\$1,000
Contractual	\$69,000	\$12,000	\$5,000	\$6,000	\$92,000
Total	\$69,000	\$12,000	\$6,000	\$8,000	\$95,000
Petroleum Products					
Categories	Project Tasks				
	Assessment	Reuse Planning	Outreach	Programmatic	Total
Travel	0	0	0	\$4,000	\$4,000
Supplies	0	0	\$2,000	0	\$2,000
Contractual	\$138,000	\$24,000	\$10,000	\$12,000	\$184,000
Subtotal	\$138,000	\$24,000	\$12,000	\$16,000	\$190,000
Combined Subtotal	\$207,000	\$36,000	\$18,000	\$24,000	\$285,000
Indirect Cost Rate					\$15,000
Grant Total					\$300,000

c. Measuring Environmental Results

Task and Oversight	Output Measurement	Outcome Measurement
Task 1: Assessments <i>Oversight:</i> Technical Coordinator	<ul style="list-style-type: none"> Number of Phase I assessments completed Number of endangered species and cultural history surveys conducted Number of Phase II assessments completed 	<ul style="list-style-type: none"> Number of sites/acres of property assessed Acres of property surveyed and number of surveys conducted Number of assessments completed and acres of property assessed
Task 2: Cleanup and Redevelopment Planning <i>Oversight:</i> Technical Coordinator	<ul style="list-style-type: none"> Number of ABCAs Quality and feasibility of redevelopment plans 	<ul style="list-style-type: none"> Acres redeveloped into greenspace Dollars leveraged in redevelopment Jobs leveraged and/or created Tax revenues of redeveloped properties
Task 3: Community Engagement <i>Oversight:</i> Project Director	<ul style="list-style-type: none"> Number of Community Brownfields Task Force meetings Number of public meetings and community group meetings Quantity of outreach materials distributed Number of public announcements 	<ul style="list-style-type: none"> Adoption final CIP Number of attendees at meetings Number of attendees at meetings Number of groups and attendees Number of public inquiries received Circulation of printed materials
Task 4: Programmatic Support <i>Oversight:</i> Project Director; Financial manager	<ul style="list-style-type: none"> Number of entries into ACRES Number of timely reports to EPA 	<ul style="list-style-type: none"> Successful project measurement and tracking Timely, accurate project reporting and management of activities and finances

The project team will meet quarterly to track the project's progress in fulfilling the scope of work, goals, and objectives. During these meetings, the team will also discuss any obstacles to progress and

will identify strategies to address any challenges. Each Quarterly Report submitted to EPA will include an update of project expenditures and will track activities and expenses against the project's schedule. Data will also be entered into ACRES quarterly or upon completion of each activity/action.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i. Organizational Structure

Brooksville is fully equipped to effectively manage these grant funds; this team successfully completed the City's FY 2012 grant within the 3-year project window. **Bill Geiger**, Community Development Director will serve as the Project Director. Mr. Geiger is currently the Brooksville Community Development Director and has served the City for 28 years. He also serves as the Executive Director of the City's Community Redevelopment Agency. **Richard W. Radacky**, Director of the Department of Public Works, will serve as technical coordinator and will provide **technical oversight** for this initiative. Mr. Radacky has 38 years of overall experience with public management. During his 14 years as the Hernando County Utilities Director, the department received numerous US EPA Region IV awards and the FDEP award for quality service, degree of treatment, and maintaining professional standards. **Autumn Sullivan**, the Assistant Finance Director for the City of Brooksville will serve as the **finance manager**. Ms. Sullivan has 16 years of local experience and a BS degree in Finance. She has managed federal and state grant and cooperative agreements from USDA, FLDEP, and HUD CDBG as well as the previous EPA Assessment Grant.

ii. Acquiring Additional Resources

Contractor procurement – Upon award announcement and prior to the start of the project, the City will procure consulting and environmental engineering services from a qualified firm to carry out specific tasks. This procurement process will be carried out through an open bid process and be fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The City has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the new Project Director to ensure the project continues successfully.

b. Past Performance and Accomplishments

i. Previously received an EPA Brownfields Grant

(1) **Accomplishments**: Brooksville was awarded a FY12 Community Wide Assessment Grant that was closed within the three-year period of performance on September 30, 2015 with \$0 remaining. A site inventory was completed and inventoried 94 potential sites. Nine Phase I Environmental Site Assessments (ESAs) and two multi-parcel/corridor ESAs were completed as well as two Phase II ESAs and two Site-specific QAPPs. Proposed redevelopment plans in this project are a direct result of these meetings with unprecedented community participation.

(2) **Compliance with Grant Requirements** : The City successfully maintained a record of timely and acceptable performance for all required Quarterly Reports, financial reporting, MBE/WBE reporting, EPA ACRES entries and other necessary documentation for the EPA grant described above. The City performed under an EPA Generic QAPP, and completed site specific EPA Approved QAPPs prior to soil/groundwater testing as required for any Phase II and other site assessment activities conducted. The City has developed approved quarterly report formats and conducts all Phase I ESAs in accordance with ASTM/AAI standards and Phase II ESAs in accordance with ASTM standards. The City worked closely with the FDEP Brownfields program on all site assessments required under the FL Brownfields Cleanup Criteria Rule (Chapter 62-785 FAC). All project benchmarks, outcomes, outputs and reports were filed in ACRES in a timely efficient manner.

Threshold Criteria Response
City of Brooksville, Florida
FY2019 EPA Brownfields Community-Wide Assessment Grant

A statement of applicant eligibility: The City of Brooksville, FL is eligible to apply for the EPA Brownfields Assessment Grant as it is a local unit of government under 2 CFR § 200.64

Documentation of applicant eligibility if other than city, county, state, or tribe: *Not Applicable*

Description of community involvement: During its successful FY2012-2015 BF program, the City recruited more than 100 residents and stakeholders to participate in the project and more than 50 of those persons participated in the City's Brownfields Task Force, which met 14 times throughout the grant cycle. Due to the level of effort put into community involvement and engagement in Brooksville, EPA Region 4 approached the City to assist in preparing a Best Practices guide for Brownfields Community Engagement that was then incorporated into the program at the EPA Region 4 Grantee Workshop in October 2014. Our past experience with and outcomes from prior community engagement activities helped in our selection of our priority sites and provide the basis for our current plan to involve the community. Our focus on the Broad Street sites and redevelopment based on the Good Neighbor Trail are a direct result of public engagement in the previous grant and a direct result of community support and engagement. This proposed project will build on the City's previous grant project, which was successful with engaging the public and garnering community input into redevelopment plans that include the ideas generated and supported by community members. Information will be disseminated through web postings, social media, brochures, public meetings and civic and community organization meetings. Formal presentations will be scheduled at area Chamber of Commerce meetings, civic clubs, redevelopment and investor associations and service clubs. Particular attention will be devoted to schools (through the PTO and other scheduled meetings) and to community organizations serving ethnic minorities (churches and community clubs) to provide information and solicit feedback concerning the project and the progress as we move forward. Materials may need to be translated into other languages (particularly for our high Hispanic population). We will provide bilingual materials to ensure communication to all of our residents. Activities and Programming related to the trail and related community spaces will highlight the trail and build further goodwill and will give the City the opportunity to set up informational tables at events to update the public on brownfields project progress and garner input as to potential sites. Interested members of the public will be invited to planning charrettes held twice during the grant.

Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant: The City of Brooksville does not have an active Assessment Grant.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

01/18/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Brooksville

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

59-6000284

*** c. Organizational DUNS:**

0819400900000

d. Address:

*** Street1:**

201 Howell Avenue

Street2:

*** City:**

Brooksville

County/Parish:

*** State:**

FL: Florida

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

34601-2402

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Bill

Middle Name:

*** Last Name:**

Geiger

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

352-540-3810

Fax Number:

*** Email:**

bgeiger@cityofbrooksville.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Brooksville FL FY2019 EPA Community-wide Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:



City Of Brooksville

Community Development Department
William "Bill" Geiger, Director
201 Howell Ave.
Brooksville, Fl. 34601
(352) 540-3810

November 12, 2017

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960
Phone (404) 562-8923

Dear Ms. Alfano:

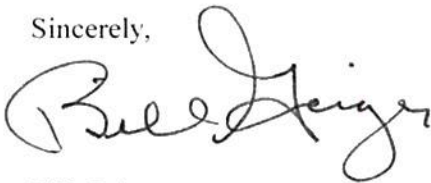
The City of Brooksville, Florida is pleased to submit the attached application to the FY 2018 US EPA Brownfields Program for a Brownfield Community-Wide Assessment Grant in the amount of \$300,000. This grant will greatly enhance the City's efforts to remediate commercial and industrial contamination in our community.

Required Information	
a. Applicant Information:	Applicant Name: City of Brooksville, Florida 201 Howell Avenue, Brooksville, FL 34601
b. Funding Request:	i. Grant type – Assessment ii. Assessment Type – Community Wide iii. Federal Funds Requested: \$300,000 iv. Contamination: Hazardous Substances \$150,000 and Petroleum \$150,000
c. Location	Brooksville, FL
d. Property Information	N/A – not site specific
e. Contacts:	i. Project Director: Bill Geiger Community Development Director, City of Brooksville 201 Howell Avenue, Brooksville, FL 34601 Phone: (352) 540-3810; bgeiger@cityofbrooksville.us ii. Highest Elected Official Robert B. Battista Mayor, City of Brooksville 201 Howell Avenue, Brooksville, FL 34601 Phone: (352) 540-3810; rbattista@cityofbrooksville.us
f. Population:	i. General Population of jurisdiction ii. Non municipal Populations provide population of target areas or N/A if municipal applicant iii. Affirmation of "Persistent Poverty": NO

g. Regional Priorities Form/ Other Factors Checklist:	Attached to Cover letter
h. Letter from State Environmental Authority:	Attached to Cover letter

The City appreciates the opportunity to apply for FY 18 EPA Brownfields Community-Wide Assessment Grant funding. If you have any questions, please do not hesitate to contact us.

Sincerely,



Bill Geiger
Community Development Director

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Brooksville, Hernando County, Florida

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): **Assistance to Communities That Have Limited In-House Capacity to Manage Brownfield Projects**

Not applicable

Page Number(s):

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	X, 1
The jurisdiction is located within, or includes, a county experiencing "persistent poverty" where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties	X, 8, 9
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

October 19, 2017

Ms. Barbara Alfano
Brownfields Program
U.S. Environmental Protection Agency
61 Forsyth Street, S.W. 10th Floor
Atlanta, GA 30303-8960
alfano.barbara@epa.gov

Dear Ms. Alfano:

The Florida Department of Environmental Protection (Department) acknowledges and supports the City of Brooksville's Brownfields grant application for a Community-Wide Hazardous Substance and Petroleum or Petroleum Products Assessment Grant. The Department understands that this application has been prepared in accordance with the U.S. Environmental Protection Agency's (EPA) guidance document EPA-OLEM-OBRL-17-07, titled "Guidelines for Brownfields Assessment Grants." This letter of acknowledgement addresses the requirement for a "Letter from the State or Tribal Environmental Authority," described in SECTION IV.C.2.h. EPA Brownfields grant funding will strengthen the City of Brooksville's cleanup and redevelopment efforts. This federal grant effort also supports Florida's Brownfields Redevelopment Act and the Department's role in administration of site rehabilitation of contaminated sites.

The Department encourages EPA grant recipients to use the incentives and resources available through Florida's Brownfields Redevelopment Program with EPA grant funding to enhance the success of their Brownfields project. The Department recommends that the City of Brooksville consider including Brownfields sites or areas that could potentially receive federal funding in a state-designated Brownfield area. The City is also encouraged to contact Yanisa Angulo, P.E., the Southwest District Brownfields Coordinator, at (813) 470-5757 to learn more about the Florida Brownfields Redevelopment Program.

Sincerely,

A handwritten signature in cursive script, appearing to read "Carrie L. Kruchell".

Carrie L. Kruchell, P.G., Environmental Manager
Brownfields and CERCLA Administration

cc:

Bill Geiger, City of Brooksville – BGeiger@cityofbrooksville.us
Roger Register, Cardno – Roger.Register@cardno.com
Carolyn Weaver, Grants Manager, Cardno – Carolyn.Weaver@cardno.com
Yanisa Angulo, P.E., FDEP Southwest District – Yanisa.Angulo@dep.state.fl.us

1. COMMUNITY NEED

a. **Target Area and Brownfields**

1.a.i. Community and Target Area Descriptions

Brooksville, Florida is the very picture of a struggling small town with urban decay. Brooksville is the seat of Hernando County and is located at the intersections of US Highway 41, US 98, and Florida State Road 50 (SR 50), about forty-five miles north of Tampa and fifteen miles inland, east of the Gulf of Mexico. The City was founded on agriculture and its related industries, such as fertilizer and chemical lime production, timber and lumbering, and turpentine processing. Lined with citrus groves and juice processing plants, Brooksville was known as the *Home of the Tangerine*. Ranchers raised livestock and chickens. At the now defunct railroad depot, lumber was loaded for Tampa and beyond. The City grew around these agro-industries. The area around the City was also stripped during 80 years of open-pit phosphate, limestone and clay mining. Cement manufacturing and concrete production continue to be part of the industrial mix. Beginning in the 1960s, Brooksville, specifically its downtown district, has suffered a steady decline in commercial, residential, and social activity, resulting in a mostly stagnant tax base and dispirited citizenry. U.S. 41 and SR 50, major roads that once brought commercial traffic in and out of the city, have been rerouted around it. Interstate 75, built 10 miles east of Brooksville in the 1970's, pulled much of the north-south traffic away from the City. Over time, the locally owned businesses and shops that once comprised the heart of Brooksville closed their doors and moved southwest into rapidly growing commercial corridors that led to new "ex-urbs" like Spring Hill, now the county's major population area even though Brooksville is the county seat and home to the County Courthouse. Although the entire town is less than 11 square miles, this application primarily focuses on the needs present on Broad Street, which goes right through the heart of Brooksville's Community Redevelopment Area (CRA).

U.S. 41/Broad Street is located on the southeastern side of the City within Census Tract 405.1. CT405.1 includes the downtown district described above and borders the County Courthouse. Some of Brooksville's poorest and most diverse neighborhoods are in this area, with ongoing and former industrial uses interspaced throughout, in proximity to neighborhood residents. For a number of years, various groups of citizens have sought to restore downtown Brooksville; the Downtown Development Corporation worked on creating a Main Street program, and in 1999, Brooksville's Visioning Committee laid the foundation for a citywide master plan for revitalization. The plan included streetscaping, restructured zoning guidelines, aesthetic enhancements to infrastructure improvements, recreational opportunities, and business/economic development - all things needed to make Brooksville an attractive place for people to visit, work, and live. Building on streetscape and other infrastructure work already completed, and on inventory and assessment work done in its last brownfield assessment grant (2012-2015), the City is on the path to sustainable redevelopment, yet must complete critical assessment and cleanup planning work to reach its redevelopment goals.

1.a.ii. Demographic Information and Indicators of Need

Table 1: Demographic Info	Broad St/ CT405.01	Brooksville	FL	US
Population:	3,885	7,752	19,645,772	316,515,021
Unemployment:	17.5%	18.9%	9.7%	8.3%
Poverty Rate:	29.2%	27.3%	18.6%	15.5 %
Percent Minority:	44%	23%	24%	37.8%
African American	21.9%	18.9%	16.1%	12.6%
Median Household Income:	\$24,930	\$30,392	\$47,507	\$53,889
Over the age of 75:	12.5%	13.5%	8.5%	6.2%
Median Age	46.4	45.8	41.2	37.6
2011-2015 American Community Survey 5-Year Estimates				

The table above clearly shows that sensitive populations, minorities, the poor, and the elderly are

disproportionately represented in Brooksville and particularly on Broad Street. The African-American population is significantly higher than that of the State and Country. Buried within the poverty numbers (27.3%) are families who live within 100-149% of the poverty level. Families in Brooksville need subsidies to survive as employment opportunities are limited: 17.3% of families in Brooksville receive food stamps; 30% of those have elderly family members living with them; 51% have children under 18; and **33% have a disabled family member**. A key factor in escaping poverty is education yet only 16.4% have a bachelor's degree or higher, a component to financial success, and 17.8% have not even finished high school. The senior citizen population, particularly the oldest seniors (over 75) is more than double the national average, high even for Florida (ACS 2011-2015).

1.a.iii. Description of the Brownfields

Grass and overgrown brush from years of neglect help to disguise the abandoned remains of industries lost in Brooksville. Rusting conveyors that once took citrus fruit into the processing plant are now buried among mangled vines and brush, and are all that remain of the once prosperous citrus industry. Abandoned rail lines that once carried lumber and livestock to Tampa and beyond are the only evidence of a once-thriving lumber industry. These industries left behind the physical landmarks but not the monetary resources that would keep this City thriving. The vast majority of the 90 potential brownfield properties identified by the Community Task Force that were scored and prioritized in the City's previous EPA Assessment grant are located within CT 405.1 and/or directly on Broad Street. The past land uses are varied but the current conditions of the sites are similar. Most of the inventoried sites are either vacant or in varying stages of decay. Brooksville's long agro-industrial history means that some of the current sites may have had several uses and the potential for multiple levels of contamination in the past 160 years since the City's founding. Our previous EPA grant identified and prioritized some properties. One of the parcels is property controlled by the Brooksville Housing Authority. Another abandoned site is a closed gas station needing a Phase I assessment. Another site, formerly a funeral home and crematorium, is in need of Phase I and Phase II assessment. These sites have potential for sustainable mixed-use redevelopment as they abut existing highly trafficked commercial areas.

A section of Main Street and Martin Luther King Jr. Boulevard, inventoried in the last grant project, had a heavy industrial past. Close in proximity to the center of town, the area contained holding pens, cattle dip vats and a slaughter house. Next door was an industrial orange juicing plant. Running contiguous to these sites is a now vacant CSX cargo rail line that carried product out of the City. Railroads and cattle dip vats are known to have used chemicals containing arsenic. While orange juice itself is a healthy product, the juicing operations required machinery that ran on flammable substances or petroleum products. Acids, caustics and corrosive substances were used in the maintenance and cleaning of the facility. Not only were these chemicals stored in tanks here but were also washed out of the plant and down the drain or out into the yard (<http://www.ilocis.org/documents/chpt65e.htm>).

The below inventoried properties are all on Broad Street and several had underground storage tanks and the neighboring properties are likely to be contaminated. In this same area, a citrus packing and storage plant and an auto storage/repair facility are known to have operated, which utilized heavy metals, iron oxide, and petroleum, all of which add to the likelihood of contamination in the targeted area. Most were known gas stations, one was a hospital that had fuel oil tanks for heating, and one was a garage that reportedly had oil and fuel tanks. The brownfield sites suspected to pose the greatest risk to human health and/or stymie redevelopment activities (and currently identified as priority sites) are:

640 S. Broad Street: This vacant building was constructed in 1935 and was most recently used for car repair and previously as a gas station. It is directly adjacent to residential properties. The property last sold in 1994 for \$100,000 and has a current market rate of only \$89,971; the building's assessed value is \$15,015 (Hernando County Property Appraiser, 2017).

626 S. Broad Street: This site is home to both a trailer park and an old gas station. The current building is assessed at only \$7,435 and the property has been providing declining tax revenues for years.

615 Old Hospital Drive: This is a large parcel that contains the remains of an old hospital that had buried oil tanks for heating. One of its boundary roads is Broad Street.

400 S. Broad Street: Used for various businesses, the property contains an old garage with both fuel and oil tanks; the building was constructed in 1920. It is directly adjacent to another old gas station.

500 S. Broad Street: This site has also been used for both auto repair and as a gas station. The building was constructed in 1930. It last sold in 2008 for \$280,000 and is now valued at only \$118,478 (Hernando County Property Appraiser, 2017).

The City has prioritized these properties at this time due to their potential for redevelopment with a viable end use. All of the referenced sites are adjacent to the corridor targeted for the future Florida Coast-to-Coast Trail. The **Coast-to-Coast Trail** will be a paved hiking and biking path that will run about 250 miles across Florida, connecting the Gulf Coast at St. Petersburg on the west, through Central Florida (adjacent to these targeted properties), to the Atlantic Coast on the east at Canaveral National Seashore. With the construction of the Trail targeted for completion in the next few years, the opportunity and potential for desirable redevelopment uses of these brownfield properties is imminent. Potential end-uses may include grocery stores, restaurants, health facilities, Bike and Board lodging facilities and bicycle retail and repair shops.

These properties are priorities but are just a sample of the challenges facing Broad Street and the rest of the community. There are at least two dozen abandoned gas stations and/or former petroleum storage systems within the city limits of Brooksville. Most of these have never been investigated, because they do not qualify for state remediation funding. Many of the tanks are or were located within public street rights-of-way. Most of these sites are within the commercial district, but **several are in residential areas in proximity to sensitive populations, such as senior citizens** (see table above). Due to shallow perched aquifer on most hills in the City, concerns about vapors from petroleum plumes seeping through foundations into buildings at dangerous levels exist. In addition, the age of the above properties indicates a likelihood of lead paint; EPA reports that 87% of properties built before 1940 contain lead paint and/or pipes. According to the World Health organization, at high levels of exposure, lead attacks the brain and central nervous system to cause coma, convulsions and even death.

1.b. Welfare, Environmental and Public Health Impacts

1.b.i. Welfare Impacts

Blighted land covers the community/targeted project area. An article in the *Tampa Bay Times* (April 4, 2014) describes Brooks Villas, a large apartment complex that has been vacant for six years. The roofs are collapsing and the property is covered in decaying debris. Just a few blocks away is the Hillside Estates apartment complex, which is in similar condition. The article noted more than 45 acres of blighted properties within the community/targeted project area. As was mentioned earlier, census data shows the neighborhood, which is disproportionately impacted by brownfields, consists of a higher population of minorities and an older population than the rest of the City. The City as a whole has an extremely high poverty rate. The elderly are more susceptible to potential contamination from brownfields and the high concentration of the poor and minorities point to an environmental justice issue. In addition, the crime index is 8 on a scale of 100, with 100 being the safest. The chance of being a victim of any type of crime in Brookville is 1 in 109 versus 1 in 213 in Florida (Florida Department of Law Enforcement, Uniform Crime Report, 2015). This is a high-crime, low-economic opportunity area; blight, crime and poverty have negative impacts on the City and residents as evidenced by poor health outcomes (described below) and a struggling economy.

In addition, there are 6 early childhood centers within just a few blocks of Broad Street and Broad Street is less than 2 miles from Moton Elementary School, which has 820 students, 40% of whom are minority and 78% of whom qualify for free/reduced lunch (school level data), an indicator of poverty and environmental justice concerns. Moton is a Title 1 school, meaning that they receive additional funding dedicated for schools with high numbers of children from low-income families. In a neighboring area is Eastside Elementary School (also a Title I school), which educates 502 K-5 students (44% are minority), 82.9% of whom qualify for free/reduced lunch. At the time of this writing, 60 Eastside families are affected by dramatic flooding from the Withlacoochee River as a result of

Hurricane Irma and the school is being used as a donation center.

Finally, the likelihood of environmental contamination was substantiated in the findings of the City's 2012 EPA Brownfields assessment grant. The results prompted the need for subsequent Phase IIs and ABCA, which is why this second assessment grant is needed and necessary.

1.b.ii Cumulative Environmental Issues

Brooksville's **water and air quality are at risk** from the sites described here along with 167 known tanks and spills (homefacts.com). The City provides potable water that comes from Floridan aquifer wells. Clay soils in the area are discontinuous, interbedded with sands, and easily breached by petroleum compounds and solvents and thus provide only limited protection for the aquifer. This risk to groundwater is compounded by the fact that the City is within a karst landscape characterized by closed basins and large solution features, both of which can direct contaminated surface waters directly to the aquifer. Water issues will be exacerbated by the increasing number of extreme weather events occurring in the region. Just this past September, Hurricane Irma passed over the area on September 11th as a Category 1, yet its impact forced residents to boil water until September 25 when bacteriological water samples could confirm the water was safe for cooking and bathing. Besides the sites above, other sites within close proximity to target area residents have been identified as follows:

Former County Public Works Property: Located to the west of the former Concrete Batch Plant, this property is surrounded entirely by neighborhoods. Previous assessment work on the County's property has revealed concentrations of arsenic, lead, chromium, and petroleum products in residential yards and gardens to the south, east, and west. Arsenic and barium have been found at dangerous levels in residential yards and gardens north of the County parcel, and in groundwater beneath these homes. Even small amounts of water-soluble barium may cause a person to experience breathing difficulties, increased blood pressures, heart rhythm changes, stomach irritation, muscle weakness, changes in nerve reflexes, swelling of brain and liver, kidney and heart damage. The City and residents are understandably very concerned about potential exposure to this contaminated groundwater.

Former C. W. Varn Turpentine Still: This operation was located near the former WREC facility. Turpentine is a volatile mixture of hydrocarbon isomers obtained by the distillation of resin obtained from live trees, mainly pines. Turpentine is a skin, eye, mucous membrane, and upper respiratory tract irritant in humans.

1.b.iii. Cumulative Public Health Impacts

All of the above properties have the potential to cause harm to the public. Documented health effects from exposure to chemicals including benzene, methyl-t-butyl ether (MTBE), naphthalene, polychlorinated biphenyls (PCBs), polynuclear aromatic hydrocarbons (PAHs), chlorinated solvents and heavy metals associated with these brownfield properties range from skin irritation, headaches, and nausea to liver and kidney damage and even cancer. Almost all of these brownfield sites are within a ½ mile of a City wellfield (many are within 1/8 mile of the wellfield), and several are even within a few hundred feet of the wellfield that the City relies on for its potable water supply. The Florida Cancer Data System (<http://fcds.med.miami.edu/inc/statistics.shtml>) shows that **Hernando County has an elevated cancer incident rate, which is higher than all but seven counties in Florida.** (Note: the Florida Cancer Data System only provides cancer rates at the county level.) The most recent report from 2006 shows 486 incidents of cancer per 100,000 population per year, approximately 11% higher than the state average cancer rate. Further, the resident 3-year age adjusted death rate 2006-2008 by cause (cancer) shows Hernando County with a rate of **186.2 cancer-related deaths, which is significantly higher than the state rate of 162.3 cancer-related deaths.** According to the National Cancer Institute's data through 2007, the cancer rate in Hernando has an alarming status of "rising" (statecancerprofiles.cancer.gov). One of the most prevalent contaminants in Brooksville is the known carcinogen arsenic. According to the Florida Cancer Data Systems (2013), the incidence rate and the mortality rate for those with lung cancer are considerably higher than in the rest of the state. Cement particulates cause lung cancer and silica dust from limestone mining leads to severe lung damage and causes cancer (cdc.org). Both cement and silica dust is known to be present in the target area, thereby placing residents in particular danger

due to the multiple sources of air pollution described above. The City will utilize the EPA Brownfields Grant to assess the brownfields within the community to determine exposure risks, particularly to sensitive populations, and take steps to eliminate contaminants.

Exacerbating these health impacts of brownfields in the City are the shortages in the area of dental, mental health and primary care as determined by the US Department of Health and Human Services (10/28/2017 Health Resources and Services Administration Data Warehouse report). The City is considered a medically underserved area and a low-income community. This health-challenged community also has limited access to fresh foods and grocery stores; complicated by the fact that households here have low-access to automobiles.

1.c. Financial Need

1.c.i. Economic Conditions

Limited family income means limited sales for local businesses, which results in little commercial tax revenues. According to a 2016 report, growth in total property tax levies in Hernando County **decreased** by **32.17%** from FY2007 to FY2016, ranking it **dead last of Florida's 67 Counties for taxable income** (<http://www.floridatxwatch.org/>). The small population, high poverty rate and extremely low median family incomes make it difficult for the City to fund a brownfields program without additional help. According to the FY17 budget report, "City revenues remain stagnant... The FY2017 budget has required difficult decisions to limit service delivery levels in order to align with our continuing flat... revenue sources." The budget message concludes by saying that "financial constraints continue to remain a real concern" (p6). Also, Florida is a state with no income tax so **the City sees no trickle down income tax revenues from the State**. Along with other cities, Brooksville was greatly impacted by the 2008 economic downturn but, unlike other Florida cities, has yet to recover. Unemployment has risen, foreclosures have increased, and tax revenue has declined. In addition, Brooksville is in a high risk hurricane zone; 75 hurricanes have been recorded since 1930 with Irma the most recent just last month. As with much of Florida, local residents are also at risk of large sinkholes forming as a result of shifts in the water table. Repeated storms and sink-hole cleanups are costly, and contribute to the City's inability to focus resources on brownfields.

1.c.ii. Economic Effects of Brownfields

Since the 1960s, Brooksville has suffered a steady decline in commercial, residential, and social activity, resulting in a stagnant tax base and dispirited citizenry. The presence of brownfields in an area causes housing prices to plummet; the median home price in Brooksville is \$57,300, half the median home price in Hernando County (bestplaces.net). Similarly, the median list price is \$87/square foot in Brooksville, which is much lower than the Tampa Metro average of \$123 (Zillow.com). The City's property value in 2016 was \$171,266,058 less than the calendar/tax year 2008 value. Median property taxes for homes with mortgages is \$1,068, and for those without mortgages it's \$693 (City-data.com), which is just another indicator of Brooksville's declining financial health. Residential vacancy rates are high in the area with a 19.7% rate. A large portion of the residents are renters (33.8%), which can lead to lower housing values for those that own their own homes.

Commercial properties are similarly underused with **363 Brooksville commercial real estate listings** found as of this writing (<http://www.loopnet.com/Florida/Brooksville-Commercial-Real-Estate/>). Vacant underutilized properties and poverty result in increased crime; as stated above, the City's crime index is 8 on a scale of 100, with 100 being the safest. Thefts, assault, burglaries are the most prevalent. As a result, the City doubled the police force from 2004 to 2014 in an attempt to protect and serve the at-risk populations in the City, such as the prolific number of elderly, which has put a strain on the cash-strapped City. The City has seen ongoing decreases in revenue from the Tax Increment Financing District that was implemented in 1999 in conjunction with the downtown Community Redevelopment Area (CRA). Since 2008, combined property values have dropped 31.4% from a high of \$658,653,310 to \$390,017,831. As a result, **Ad Valorem Tax revenues have dropped nearly a million dollars** since 2008. This decrease in revenues limits the ability of the City to fund non-

basic services, such as the environmental site assessments that are desperately needed to facilitate redevelopment in the community/target area.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

2.a. Project Description, Redevelopment Strategy, and Timing and Implementation

2.a.i. Project Description and Alignment with Revitalization Plans

This Community-wide Assessment project is directly aligned with the Brooksville Comprehensive Plan (updated 2011), the Brooksville Community Redevelopment plan (updated January 2013), and the South Brooksville Reuse Planning document produced as part of our initial Brownfields program (December 2015). The Comprehensive Plan contains an Economic Development element that addresses growth and revitalization throughout the City. The Community Redevelopment Plan promotes livability principals and calls for orderly sustainable community redevelopment involving specifically: (a) coordinating infrastructure aimed at improving health and safety, (b) creating employment, (c) attracting service uses, (d) building a trail-oriented economy, and (e) promoting safe pedestrian/non-vehicular movement.

2.a.ii. Redevelopment Strategy

The South Broad Street/US 41 southwestern gateway proceeds from the southwestern city limits directly into downtown. The City will focus on infill development within the downtown, utilizing existing infrastructure such as roadways, sewer, water and other utilities. The Comprehensive Plan calls for vastly improved pedestrian mobility through sidewalk enhancements and incentives to economic reinvestment. This includes a façade grant, which has become an integral part of our CRA work, with the average grant being offered at a range of \$2,000 to \$5,000 per award. Approved projects within the Community Redevelopment Area should strive to address the entire façade, including signage and other exterior issues that reflect the building as a whole. As per the CRA Plan, the City would also seek to attract medical services to this Medically Underserved Area, as designated by the US Department of Health and Human Services (see section 1.b.iii).

The City initiated the South Brooksville Reuse Planning venture to identify three catalyst projects that would directly benefit the community and influence other investment in the area. With some of this work underway, brownfield assessment/cleanup is needed to attract infill development and investment. All of these plans envision the block adjacent to the Good Neighbor Trail trailhead redeveloped with specialty retail that builds upon the multi-use trail corridor to create a renewed economy and to bring services to the neighborhood. The rails-to-trails concept is an ideal example of the types of sustainable development practices that the City seeks to implement. Many of the abandoned gas stations are located within the area of the CRA and have a high potential for redevelopment. Streetscape projects are planned with sustainable Low Impact Development and Complete Street principles (including stormwater management). Specific near-term high priority projects within the CRA and CT405.1/Broad Street have been identified as:

CRA Projects (Near Term Projects)	Est. Budget	Potential Funding Source
Downtown Beautiful and Community Property Improvement Program, smaller projects - \$5K-\$50K	\$350,000	Tax Increment Financing (TIF) /Private Investment/ Small Cities Community Development Block Grant (CDBG)
Recreation Master Plan & Improvements	\$60,000	City/TIF/Private Donations
Downtown Gateway Improvements & Wayfinding Signage	\$300,000	TIF/Federal Transportation Enhancement/Alternative Funds
Cultural/Civic Events Programming	\$15,000	TIF /Cultural Grants Program
Bicycle Facilities, Connection to Good Neighbor Trail	\$40,000	TIF /FDOT
ADA Assessment/Pedestrian & Vehicle Access Study	\$10,000	TIF
Streetscaping/Traffic Calming Improvements	\$350,000	TIF/CDBG/Florida Main St.
Business Recruitment and Retention Incentive Program	\$15,000	TIF/Business Alliance/Enterprise Florida/Main St.
CRA Web Page (within the City site)	\$2,000	TIF
Environmental Stormwater Enhancement (Master plan, Permitting, LIDs, BMPs)	\$50,000	City/TIF/SWFWMD
Parking Improvements & Signage	\$20,000	Tax Increment Financing

2.a.iii Timing and Implementation

(a) *Contractor procurement* - The City will procure consulting and environmental engineering services from a qualified firm to carry out specific tasks. This procurement process will be carried out through an open bid process and be fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The City has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the new Project Director to ensure the project continues successfully.

(b) *For Community-wide proposals* - Bill Geiger, Community Development Director, will serve as the Project Director. *Within one month* of grant award notification, the City will release a competitive, public Request for Qualifications (RFQ) for firms to provide brownfield consulting services as per 2 CFR 200 and EPA's rule at 2 CFR 1500. The procurement will be completed with contractor selection and council approval *no later than three months* after grant award. Included in the RFQ will be specific goals and a detailed schedule. The project workplan will be drafted *within 60 days* of notification of selection and completed prior to grant award. *Within one month* of consultant selection, Mr. Geiger will establish a project team, comprised of City personnel, the District FDEP representative, the EPA representative, and the environmental consultant and hold the first project team (kick off) meeting. The internal project team and consultant will meet *monthly* (and *quarterly* by conference call with FDEP and EPA) to review the project's progress to ensure the objectives and schedule are met. Also, the Brownfields Task Force, already established, will be convened and updated with new members that may wish to participate, with its first meeting held *within three months* of grant award and will continue to meet quarterly to review project development and progress, prioritize and select sites for assessment and for cleanup planning. The Community Involvement Plan (CIP) will be updated with public input *by the end of month 4*. The accomplishments will be tracked and measured with the first quarterly report submitted *by the end of Month 4*, or earlier as required. We anticipate our consultant starting Phase I Environmental Site Assessments (ESAs) *no later than month 3* and continuing to conduct them *through month 24*. A Generic Quality Assurance Project Plan (QAPP) will be submitted for EPA review *no later than month 4*. Phase II ESAs are anticipated to start *no later than month 5* and *continue through month 28* (coordinating eligibility reviews with FDEP/EPA). Site-specific QAPPS (Sampling Plans and Health and Safety Plans) will follow this timing. Cleanup and redevelopment planning (ABCAs) will be *initiated and completed in months 9 through 33* as sites are assessed, and priority determined. (Initiation of the ABCA for the Brooksville Housing Authority property will likely occur earlier.)

(c) *Obtaining and securing site access* - Mr. Geiger will lead efforts to contact and educate property owners on the benefits of the program to gain site access for assessments. As part of the previous assessment grant, with guidance from our consultants, the Task Force created a specific set of ranking criteria. The Task Force divided the sites by their former uses (hazardous substance and/or petroleum). Then the group looked at the potential for redevelopment. Sites that were contiguous took priority over pocket sites. Sites with the likelihood to create the most jobs took priority over those with fewer potential jobs. These efforts have already begun as part of the previous assessment grant (access agreements are already in place for three (3) former gas station sites) and will continue.

2.b. Task Descriptions and Budget Table2.b.i. Task Descriptions

Task 1 Assessment - Conduct Environmental Site Assessment activities (ESAs) at selected sites:

- 18 ASTM-AAI compliant Phase I's @ \$3,500 each for a total of \$63,000
- 1 Generic Quality Assurance Plan (QAPP) @ \$7,000
- 4 SS-QAPPS @ \$3,500 each for a total of \$14,000
- 4 Phase II's @ an average cost of \$30,000 for each site for a total of \$120,000

Assessment total budgeted at: \$204,000 (@1/3 hazardous 2/3 petroleum).

NOTE: *Phase II ESA cost will vary due to the complexity of the site and the type of contaminant(s). A site may be petroleum only, hazardous only or both.* Phase I/II funds may be used for Asbestos and

Lead Based Paint surveys to support existing building demolition or renovation activities on brownfields properties.

Task 2 Remediation/Reuse Planning – Develop site appropriate remediation and/or reuse plans to reduce risks to health & environment for selected sites. Community vision & goals will be considered in city-wide remediation/reuse planning. Six Analysis for Brownfields Cleanup Alternatives (ABCAs) or reuse plans at an estimated total of \$51,000 (@1/3 hazardous 2/3 petroleum).

Task 3 Outreach – Develop/maintain strategic partnerships; create a Community Involvement Plan; disseminate information/comments to/from community & stakeholders, host community meetings. \$4,000 is budgeted for printing. \$16,000 is budgeted for contractor effort to developing the CIP and assist in hosting community-wide meetings (6), focus groups, and other outreach sessions events – totaling \$20,000 (@1/3 hazardous 2/3 petroleum).

Task 4 Programmatic Support – Brooksville staff will directly oversee grant implementation and administration and, as necessary and in support of its activities. The City will consider employee's time and efforts as in-kind leverage. \$8,000 is budgeted for City employees attending national/ regional brownfields-related training conferences/workshops and visits to the State and Region 4 offices. The City of Brooksville will secure contractual support to ensure compliance with EPA cooperative agreement terms & conditions. The City will complete EPA quarterly reports, MBE/WBE forms, & EPA ACRES database and other programmatic support with contractor assistance while providing oversight and review of the programmatic grant elements. \$17,000 is budgeted for contractual program support, totaling \$25,000 in this category (@1/3 hazardous 2/3 petroleum).

All travel, outreach supplies and contractual cost estimates are based on experience with similar projects and information obtained from previous EPA Brownfields grantees in the State.

2.b.ii. Budget Table

Hazardous Substances					
Categories	Project Tasks				
	Assessment	Reuse Planning	Outreach	Program Support	Total
Travel	0	0	\$0	\$2,000	\$2,000
Supplies	0	0	\$1,000	0	\$1,000
Contractual	\$68,000	\$17,000	\$6,000	\$6,000	\$97,000
Total	\$68,000	\$17,000	\$7,000	\$8,000	\$100,000
Petroleum Products					
Categories	Project Tasks				
	Assessment	Reuse Planning	Outreach	Programmatic Support	Total
Travel	0	0	0	\$6,000	\$6,000
Supplies	0	0	\$3,000	0	\$3,000
Contractual	\$136,000	\$34,000	\$10,000	\$11,000	\$192,000
Total	\$136,000	\$34,000	\$13,000	\$17,000	\$200,000

2.c. Ability to Leverage

The City will leverage Florida DEP incentives, which include Voluntary Cleanup Tax Credit Program (up to 50% tax credits for cleanup and assessment); Brownfields Building Materials Sales Tax Refund (refund of sales tax for overall affordable housing/redevelopment projects); Brownfields Job Bonus Refund (\$2,500 tax refund/each new job created); Brownfields Loan Guarantee Program (up to 50% loan guarantee for brownfields projects, 75% for brownfield projects with affordable housing component or health care); and Brownfields Liability Protections. These state incentives are intended to encourage redevelopment of environmentally stigmatized properties, make redevelopment feasible, and result in positive financial impact on many redevelopment projects by attracting potential developers and investors. As per statute, local CRA funds may be available for use as long as the proposed use is addressed within the CRA Community Redevelopment Plan and are located within the established Community Redevelopment Area; some of the proposed assessment properties meet this criteria. The

City's ability to leverage funding is further demonstrated by its success in completing redevelopment initiatives in the CRA. About a decade ago the City leveraged almost \$1million in funding to complete a streetscape project in a four block area of the downtown. The project included placing above-ground utilities underground, installing old-style street lighting, brick pavers and crosswalks and benches and trash receptacles. Funds that were leveraged included CDBG-CR funds (\$650,000), MPO-FDOT Enhancement funds (\$100,000), City General Revenue funds (\$150,000) and CRA funds (\$400 + debt service commitment to partially reimburse City contribution). More recently, funding in the amount of \$2,745,000 for trail design and construction to connect the Good Neighbor Trailhead with the Withlacoochee State Trail (going through downtown) has been secured through the FDOT 5-Year Transportation Improvement Program, and it is planned to be completed by the first quarter of calendar year 2018. Specifically, during the FY17-FY20 grant period, the City has the following funds to leverage towards brownfields redevelopment:

- \$30,000 (in-kind) of City employee time and effort spent during the grant period for project management, grant management and financial oversight and technical activities/environmental contractor oversight that will be offered towards the efforts outlined in this application;
- \$75,000 in Tax Increment Financing will be invested over the three-year grant, at \$25,000 per year, for eligible exterior property improvements within the CRA project area. These improvements could include, façade remodeling; landscaping, such as trees/ large shrubs for noise/pollution barriers, rain gardens or other eco-efficient stormwater/flood controls; and removal/recycling of large, man-made debris and lot/yard cleanup;
- \$650,000 of HUD CDBG (CR or NR) is anticipated to be available in Year Three of the grant cycle and beyond for improvements to existing or installation of new public infrastructure in the project area and redevelopment of sustainable streetscape that promotes walkability, improves traffic flow, and creates space for diverse transportation options, such as bike lanes, new bus stops and bus routes and facilities. In total the City of Brooksville looks to provide actual and in-kind contributions valued at \$755,000 towards sustainable brownfields redevelopment.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

3.a. Engaging the Community

3.a.i. Community Involvement Plan

Community engagement was such a vital part of the City's 2012 brownfield assessment grant that Brooksville was highlighted as a **Best Practices case study that was recognized at the EPA Region 4 Grantee Workshop in October 2014**. The City will insure that this grant project will have equal or greater community involvement. The project team will update the previous Community Involvement Plan (CIP) based on its past successes, such as its Brownfields 101 education sessions. The former CIP was created with input from residents in the targeted community (known interested citizens/businesses, community leaders and external experts including EPA staff). Public participation will again take place through a variety of forums to ensure meaningful involvement of target communities, especially low-income and minority populations. Of the 14 Community Task Force meetings held, only two were located at City hall. The remainder were held out in the community - one at the historic Bethlehem Progressive Baptist Church; one at the Coney Island Drive-In; and 10 at the South Brooksville Community Center and Sheriff Substation. For this project, the communications plan will include both formal and informal communication strategies, and will evolve over the life of the project based on input/feedback. The City will utilize its current brownfields website (www.ctcbrownfields.com/brooksville) to provide clear information and contact information for questions. Activities being undertaken and progress will be updated on the website on a monthly basis for the duration of the project. Social media updates will remind the public of meetings and will notify them of project developments. Online surveys will be distributed to and completed by residents for the purpose of gathering input. Particularly important for local residents will be assessment project planning/implementation including sites selected for assessment and assessment findings and the cleanup/reuse plans for sites. Information and success

stories will be shared through local media including newspapers with local general circulation. Project staff and consultants will also take into consideration that in the project area not everyone has access to computers and that nearly 58% of residents have only a high school education or less. Public input will be sought on project planning, site selection, cleanup decisions (ABCAs) and reuse planning via focus groups and paper surveys solicited through postings with local businesses, multi-family residential properties, etc. In addition, the City has an established Brownfields Community Task Force made up of members of the program team and inclusive of any resident, business owner, or concerned citizen who wants to participate. More than 100 invitations were sent to community members who had participated in other community outreach and planning meetings, meetings were publicized in local media, and advertising was distributed in local places of community and business; 20-25 people attended nearly every meeting. The Task Force will be utilized in this new project. Because task force members can now see the benefits of the program, they are reaching out to other members of the community to help spread the word, thereby encouraging property owners to participate in the program.

3.a.ii. Communicating Progress

The proposed communications strategy is multifaceted, involving press relations and releases for local/community newspapers, newsletters and broadcast media, web postings, brochures, public meetings in each community (such as at Moton or Brooksville Elementary Schools); presentations to county/city commissions, community organizations (i.e., civic clubs, neighborhood improvement organizations, chamber of commerce, realtor or builder associations, with individuals/groups of stakeholders). Primary stakeholders impacted by our successful community engagement program include those in regular attendance at Task Force meetings such as residents (both from the specific brownfield areas and citywide), the media, graduate students, state representatives, the local public housing authority, city and community developers and planners, and the Brooksville business community. Since the community has been educated in brownfields and involved as decision makers, there has been a noticeable shift in project support. Citizens who were angered (from being left out) and frightened (by the unknown) are now supportive of the project. Because task force members can now see the benefits of the program, they are reaching out to other members of the community to help spread the word, thereby encouraging property owners to participate in the program and further garnering support. A minimum of six (6) public meetings/events are planned (translation services will be available). Community service announcements will be made through several local radio and TV stations like WWJB and WEDU, which are public radio stations that offer a range of listening options as well newspapers serving the area, *Hernando Sun* and the *Tampa Bay Times*.

Hernando County Government TV is a public access channel TV broadcaster based in Brooksville that provides coverage of local civic issues, governmental assembly meetings, and public affairs. Website and brownfields links are already active and are used to communicate with the public and seek input on identifying brownfield sites. The City will continue to use local newspapers and community calendars for local TV stations to publicize future meetings. The City will update its website with new educational information on brownfields as needed and the brownfields program will utilize government access cable television to broadcast items of interest and brownfields project updates to provide notifications of public brownfields meetings. **The City will continue to evaluate the public involvement activities to ensure communications are appropriate and effective, especially in reaching sensitive populations** (poor, minority, families with children, elderly).

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority

The Florida Department of Environmental Protection (FDEP) is the state agency responsible for implementing the State's Brownfield Redevelopment program, responsible for setting cleanup standards, and responsible for cleanup oversight. Brooksville will continue to depend upon FDEP's advice and review of assessment and cleanup planning activities. The City will work closely with the FDEP to determine site eligibility prior to assessment activities. The FDEP will be asked to review all work plans,

QAPPs, HASPs, etc., prior to the initiation of any field activities. Cleanup planning documents will be coordinated closely with the FDEP to ensure that the appropriate standards are being applied. The City will also encourage developers to enter the FDEP Brownfields Program to take advantage of the limitation of liability and tax incentives they offer.

3.b.ii. Other Governmental Partnerships

Brooksville already partners with **Hernando County** on HUD and CDBG projects. The **Hernando County Health Department** will partner to ensure that all health issues and/or concerns are addressed during the assessment field activities. A representative of the Health Department will serve on the Brownfield Community Task Force. The **Hernando County Board of Commissioners** will assist the City with marketing and outreach in addition to providing meeting space. The **Hernando County Utilities Department** has already provided access to the County's public works property. The **Hernando County Sheriff's Office** will ensure public safety during assessment procedures and at public meetings. Besides the **Florida DEP** partnership mentioned earlier, Brooksville will also partner with the Florida Departments of Transportation and Commerce and the U.S. Departments of Commerce, Labor and Agriculture along with the Federal Transit Authority and Highway Administration where funding or technical assistance can contribute to this project or overall community revitalization. **The Brooksville Housing Authority** has continued to show support for brownfields assessment in the City as their low-income residents are often the sensitive populations most assisted by these type of projects. **The School District of Hernando County** commits to facilitating public outreach through distribution of materials through its schools and students and will commit personnel to serve on project committees.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description and Roles

The Florida Brownfields Association, a non-profit volunteer service organization dedicated to advancing clean up/ redevelopment of brownfields in Florida, will assist with public outreach and marketing and will serve in an advisory capacity.

Brooksville Vision Foundation is a non-profit organization comprised of citizens and government liaisons dedicated to stimulating the economic growth and revitalization within Brooksville. The Foundation will assist the project team in identifying and prioritizing sites, promoting redevelopment of brownfield sites, communicating project progress to the public, and soliciting public involvement in the project. A representative will also join the Brownfields Task Force.

Greater Hernando Chamber of Commerce – The Chamber will solicit public and stakeholder involvement in the project through marketing and outreach efforts.

Mid-Florida Community Services, Inc. – Mid-Florida Community Services is a non-profit organization with a mission to partner in the creation of a society in which low-income people are supported in their efforts to become self-sufficient and where vulnerable populations achieve their full potential. The agency will assist with community outreach and nominate a representative to serve on the Brownfields Task Force.

The Hernando County, Florida Chapter of the National Association for the Advancement of Colored People (NAACP) – The NAACP's mission is to ensure the political, educational, social, and economic equality of rights of all persons and to eliminate race-based discrimination. The Hernando Chapter is supportive of the City's application in particular due the disproportionate number of brownfield sites in minority neighborhoods and the long suspicion that the high rates of illness and cancer can be contributed to exposure to contaminants from these sites. The Hernando Chapter of the NAACP has committed to serving on the Brownfields Task Force, assisting in identifying and prioritizing properties, inviting team members to participate at their meetings and in redevelopment planning.

Brooksville Main Street - This is a private economic revitalization organization utilizing the foundational 4-Point Approach created by the National Trust for Historic Preservation's Main Street Program. This program's goals and objectives are very similar and compatible to those of our Brownfields Program. Brooksville Main Street has agreed to assist the Brownfields Program with public outreach and marketing

while also participating with the Task Force and providing assistance in identifying redevelopment projects.

Bethlehem Progressive Baptist Church - This historic church is located on S. Brooksville Avenue. Both the Pastor and parishioner's were very active during the City's first Brownfields grant project in both participating with the Brownfields Task Force and providing a meeting location in the parish hall. The City would engage them to continue their active participation with this project.

Project Area Resident – Viennessee Black. Ms. Black is a long-time resident of the City and wants to see the health benefits for her community.

The City has also received support letters from area businesses – Coastal Engineering Associates and Creative Environmental Solutions, both groups offer support in identifying redevelopment opportunities.

3.c.ii. Letters of Commitment - Please see attachments

3.d. Partnerships with Workforce Development Programs

Hernando and Pasco Workforce Board will continue to provide assistance through the Workforce Investment Act. This agency will be a valuable partner in providing direct assistance and also providing referrals to other agencies as individual circumstances warrant. CareerSource Pasco Hernando, the local employment service, will also provide support in recruiting potential employers and finding suitable candidates for short and long-term employment opportunities created through this newest assessment project. The closest EPA Brownfields Job Training program is located in Tampa, Florida, approximately 50 miles away.

The CRA's Property Improvement Matching Grant Program has helped to spur investment and redevelopment within the community. The CRA Annual Report explains that the success of the grant program in large part can be seen in the fact that “private investment in projects completed exceed CRA grant funding by over five times the amount. The CRA anticipates more businesses taking advantage of this program as the economy continues to improve and the capability for private property investment improves with it” (2015-2016).

4. PROJECT BENEFITS

4.a. Welfare, Environmental, and Public Health Benefits

Broad Street is located in the heart of downtown Brooksville. Social/**welfare** benefits will be realized as vacant and dilapidated properties are put back into productive reuse, eliminating blight, and the fear/stigma of contamination. A revitalized downtown will become a focal point for the community, attracting shoppers and visitors and will also provide a central gathering space for cultural and civic activities to take place. The sense of community will be realized as storefronts are no longer vacant, and residents will once again gather in the heart of Brooksville to eat, to shop, to recreate and to create the sense of community that these residents are working hard to achieve once again.

Assessment and cleanup of brownfield properties will reduce contaminant levels in the soils and groundwater at priority sites, thereby improving **environmental** outcomes. Contaminant runoff to area streams and wetlands and contamination of the groundwater resource will be reduced. Geology in the area consists of an upper zone of unconsolidated sediments and a lower permeable zone including limestone and dolomite. Sinkholes are not uncommon and in fact, between 2007 and 2011, the number of sinkhole claims filed with just one insurance company ballooned from 1,432 to 4,032, with nearly half of them in Hernando County (Tampa Bay Times, October 10, 2014).

Contamination can easily infiltrate into the groundwater and easily move great distances from the site. The sole drinking water source in the County is groundwater. Just east of the City of Brooksville is the Withlacoochee State Forest. Also nearby are two National Wildlife Refuge tracts. Reducing potential contamination to these sensitive ecosystems will be an additional benefit, particularly in light of increasingly extreme weather events, which directly impact water purity. In addition, reuse of downtown properties will reduce demand for use of greenspace outside the City for future development.

The Good Neighbor Trail, an essential portion of our future vision for the City, along with on and off-road trails and pedestrian facilities for future connections with the Withlacoochee State and Suncoast

Trails (becoming a future link in Florida's Coast-to-Coast Trail), will encourage the use of non-polluting transportation alternatives to the automobile for those short trips to work, school, or the local store. The Good Neighbor Trail Management Plan includes annual surveying of the site for exotic pest vegetation, animals, and natural resources-ecosystem. Natural resource protection will fall into three main categories habitat enhancement, species protection, and ecosystem restoration. Nuisance exotic vegetation will be removed while native species will be preserved. Restoration of the trailhead site also includes stormwater improvements, re-establishment of historic creek flow to Parson's Brook, and planting of native vegetation. Through these efforts, the City will protect the natural environment and enhance community health through additional recreational facilities.

As demonstrated in the Community Need section, many of our residents subsist on very low incomes. Additionally, many of our residents have **health** problems greater than would be expected elsewhere in the state or in the U.S. Moreover, Brooksville has a high African-American population and contaminated and potentially contaminated properties are concentrated in this area. Removal of contamination will reduce direct health threats to persons living nearby. Identification and reduction in contaminant levels/threats will limit potential exposure and negative health effects (cardio-pulmonary diseases, neurological impacts, negative reproductive/neo-natal outcomes).

Potential hazardous substance and petroleum contamination on the identified brownfields may directly impact the public health of the community, specifically where known groundwater contamination is moving beneath a lower-income residential neighborhood. This project will seek to reduce impacts of contaminants on the area groundwater through assessment and cleanup as the hazards are identified at these abandoned gas stations, former railroad rights-of-way, a former power company property (previously a saw mill and lumber yard), an abandoned orange juice plant and concrete plant are offered as our potential target brownfields sites. This grant will allow the City to continue its efforts started in its previous assessment grant and to work towards reducing or eliminating the risks associated with contamination and improving health outcomes. Reduction in contaminants reaching groundwater should also improve health outcomes, since groundwater is the sole source for both the City water supply and local private wells.

As per the Brooksville CRA Plan, which identifies a plan to attract services that would support the revitalization of the area, the City would seek to create a "health field area" in or near the S. Broad Street Target Area where health service professionals will be concentrated to replace these brownfields and offer the most needed health services to our medically underserved community. Such an effort would benefit the health and well-being of sensitive populations living in the community/project area.

4.b. Economic and Community Benefits

The environmental assessment of contaminated properties allows for an increased marketability to prospective purchasers and developers which will result in the removal of blight from neighborhoods and its dampening economic impacts. This development will in turn create employment and increase City tax revenues. The successful growth of the tax base of the City's Community Redevelopment Area (CRA) is an example of the economic benefits which focused revitalization efforts can bring. Since creating a CRA Tax Increment Financing (TIF) district in 1999, annual revenues steadily increased until the financial downturn in 2008. This history proves that the TIF can be successful at generating revenue. The redevelopment of brownfields within the CRA, such as the former gas stations, consistent with the Community Redevelopment Plan, will reinvigorate TIF revenue, create jobs, and generate additional sales tax revenue. Redevelopment of former Brownfield sites has the potential to return acres of property back to the tax rolls. Also, the planned light industrial redevelopment of the former orange juice plant and cement plant has the opportunity to increase the value of those 10.5 acres of property as well as the surrounding properties (2-3%, according to EPA), increasing property tax revenue, creating living wage jobs, and additional sources of revenue, such as commercial sales tax from new business development. Furthermore, the adjacent Smith Street redevelopment block is centered on building a trail-oriented economy that includes bicycle sales/repair, lodging, commercial, and eco-tourism; this economic plan

provides opportunity to the existing residents in terms of employment and business potential and simultaneously increases recreational opportunities. All projects will require extensive environmental site assessment; the brownfields program will cure investor perceptions and add financial assistance to site redevelopment planning. Any assessment and clean-up will help create shovel-ready sites for investment.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

5.a. Audit Findings

The accounting firm of Clifton, Larson, Allen, LLP conducted an audit of the financial statements of the government activities, business-type activities, each major fund, and the aggregate remaining fund information of the city of Brooksville as of and for the year ended September 30, 2016. The firm found the financial statements presented fairly in all material respects, and the year ended in accordance with accounting principles generally accepted in the US. There were no adverse audit findings regarding administration of any grants.

5.b. Programmatic Capability

Brooksville is fully equipped to effectively manage these grant funds. **Bill Geiger**, Community Development Director will serve as the Project Director. Mr. Geiger is currently the Brooksville Community Development Director and has served in that or similar roles for 26 years. He also serves as the Executive Director of the City's Community Redevelopment Agency, was the Program Administrator for the City's Enterprise Zone Program and also served as the City's Brownfields Coordinator since the Program's inception in 2012, which included successful oversight of the City's last assessment project.

Richard W. Radacky, Director of the Department of Public Works, will provide **technical oversight** for this initiative. Mr. Radacky has 38 years of overall experience with public management. His experience includes 8 years of experience with the Pasco County Board of County Commissioners as the manager of an environmental control program and 14 years as the Hernando County Utilities Director. Under his leadership, three major well fields, five sub regional wastewater treatment facilities, two transfer stations, and a county-wide landfill were sited, permitted, and constructed; during his tenure the department received numerous US EPA Region IV awards and the FDEP award for quality service, degree of treatment, and maintaining professional standards. Mr. Radacky is the Project Manager for the City's \$2.4 million Sewer Rehabilitation Phase III Project, a grant/loan combination project funded by the FDEP.

Autumn Sullivan, the Assistant Finance Director for the City of Brooksville will serve as the **finance manager**. Ms. Sullivan has 16 years of local experience and a BS degree in Finance. She has managed federal and state grant and cooperative agreements from USDA, US DOJ, FLDEP, and HUD CDBG as well as the City's previous EPA Assessment Grant.

The City will procure consulting and environmental engineering services from a qualified firm to carry out specific tasks. This procurement process will be carried out through an open bid process and be fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. The City has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the new Project Director to ensure the project continues successfully.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

Brooksville will work closely with their EPA project manager, FDEP, and the community to set realistic goals for the brownfields project based on the output and outcome measurements described in the following table as well as additional ones identified during the course of the project. The City will track and measure progress to achieving the goals and will meet at least quarterly (either in person or via telephone) with the EPA project manager to review the status of the project. In addition, the City will provide the project schedule and accomplishments in Quarterly Reports to the EPA and enter property information into ACRES.

Task	Output Measurement	Outcome Measurement
Task 1 – Phase I/II Assessments	# of Phase I Assessments # of Endangered Species and Cultural History Surveys # of Phase II Assessments	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 2 – Remediation/Re-use Planning	# of ABCAs # of Redevelopment Plans	Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties
Task 3 – Outreach (Community Engagement)	# of Brownfields Advisory Meetings # of Public Meetings # of Community Group Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Attendees at Meetings # of Groups and # of Attendees # of Public Inquiries Received Circulation

5.d. Past Performance and Accomplishments

5.d.i. Currently or Has Ever Received an EPA Brownfields Grant

5.d.i.1. Accomplishments

Brooksville was awarded a FY2012 Community Wide Assessment Grant that was closed on September 30, 2015 with \$0 remaining. The City was able to recruit more than 100 residents and stakeholders to participate in the project and more than 50 of those persons participated in the City's Brownfields Task Force, which met 14 times throughout the grant cycle. With input from the Task Force, a site inventory was completed that identified and inventoried 90+ potential sites. The Task Force and project staff divided the inventory into site types (suspected petroleum or hazardous substances) then scored and mapped the properties using project-generated scoring sheets. Nineteen sites were approved for assessment by the City Council. Nine Phase I Environmental Site Assessments (ESAs) and two (2) multi-parcel/corridor ESAs were completed throughout the City. Three parcels were deemed eligible for a Phase II ESA and two Site-specific QAPPs were completed; the third property withdrew after the property ownership changed and the new owner declined to participate.

Because of the level of effort put into community involvement and engagement in Brooksville, EPA Region 4 approached the City about helping prepare a Best Practices guide for Brownfields and Community Engagement. The City, working with its' contractors, developed this Best Practices case study that was then incorporated into the program at the EPA Region 4 Grantee Workshop in October 2014. Proposed redevelopment plans are a direct result of these meetings with unprecedented community participation.

5.d.i.2. Compliance with Grant Requirements

The City successfully maintained a record of timely and acceptable performance for all required Quarterly Reports, financial reporting, MBE/WBE reporting, EPA ACRES entries and other necessary documentation for the EPA grant described above. The City performed all assessment work under an EPA approved Quality Management Plan, and completed site specific EPA Approved Quality Assurance Project Plans prior to soil/groundwater testing as required for any Phase II and other site assessment activities conducted. The City has developed approved quarterly report formats and conducts all Phase I ESAs in accordance with ASTM/AAI standards and Phase II ESAs in accordance with ASTM standards. The City worked closely with the FDEP Brownfields program on all site assessments required under the FL Brownfields Cleanup Criteria Rule (Chapter 62-785 FAC). All project benchmarks, outcomes, outputs and reports were filed in ACRES in a timely and efficient manner.

**FY 2018 EPA Brownfields Community-Wide Assessment Grant
Brooksville, Florida**

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TABLE OF APPENDICES

A LEVERAGE VERIFICATION

**B LETTERS OF COMMITMENT- COMMUNITY BASED
ORGANIZATIONS**

C THRESHOLD CRITERIA





Appendix A

LEVERAGE VERIFICATION



City Of Brooksville

Community Development Department
William "Bill" Geiger, Director

October 17, 2017

Ms. Barbara Alfano
Region 4 Brownfields Coordinator
U.S. Environmental Protection Agency
Sam Nunn Atlanta Federal Center
61 Forsyth Street, Atlanta GA 30303-8960

RE: EPA Brownfields Assessment Grant – Leverage Verification

Dear Ms. Alfano:

As requested in the FY 2018 US EPA Community-Wide Assessment Grant guidelines, the City of Brooksville is committed to community revitalization. The City sees this assessment project as one step towards environmental justice for our entire community. Once assessments are completed, the City plans to invest other resources towards clean-up, if necessary, and the creation of economic opportunities and sustainable redevelopment moving forward.

During the FY18-FY21 grant period, the City has the following funds to leverage towards brownfields redevelopment:

- \$30,000 (in-kind) of City employee time and effort spent during the grant period for project management, grant management and financial oversight and technical activities/environmental contractor oversight that will be offered towards the efforts outlined in this application;
- \$75,000 in Tax Increment Financing will be invested over the three-year grant, at \$25,000 per year, for eligible exterior property improvements within the CRA project area. These improvements could include, façade remodeling; landscaping, such as trees/ large shrubs for noise/pollution barriers, rain gardens or other eco-efficient stormwater/flood controls; and removal/recycling of large, man-made debris and lot/yard cleanup;
- \$650,000 of HUD CDBG (CR or NR) is anticipated to be available in Year Three of the grant cycle and beyond for improvements to existing or installation of new public infrastructure in the project area and redevelopment of sustainable streetscape that promotes walkability, improves traffic flow, and creates space for diverse transportation options, such as bike lanes, new bus stops and bus routes and facilities.

In total the City of Brooksville looks to provide actual and in-kind contributions valued at \$755,000 towards sustainable brownfields redevelopment.

Sincerely,

Bill Geiger
Community Development Director

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**FY 2018 EPA Brownfields Community-Wide Assessment Grant
Brooksville, Florida**

Appendix C. Threshold

Applicant Eligibility. The City of Brooksville, Florida is eligible to apply for the EPA Brownfields Assessment Grant as it is a local unit of government under 40CFR Part 31.1

Community Involvement. See Appendix C for Letters of Support.

Community engagement was a vital part of the City's 2012 brownfield assessment grant that Brooksville was highlighted as a Best Practices case study that was recognized at the EPA Region 4 Grantee Workshop in October 2014. The City will insure that this grant project will have equal or greater community involvement. The project team will update the previous Community Involvement Plan (CIP) based on its past successes, such as its Brownfields 101 education sessions. The former CIP was created with input from residents in the targeted community (known interested citizens/businesses, community leaders, external experts (including EPA staff). Public participation will again take place through a variety of forums to ensure meaningful involvement of target communities, especially low-income and minority populations. Of the 14 Community Task Force meetings held, only two were located at City hall. The remainder were held out in the community - one at the historic Bethlehem Progressive Baptist Church; one at the Coney Island Drive-In; and 10 at the South Brooksville Community Center and Sheriff Substation. For this project, the communications plan will include both formal and informal communication strategies, and will evolve over the life of the project based on input/feedback. The City will utilize its current brownfields website (www.ctcbrownfields.com/brooksville) to provide clear information and contact information for questions. Activities being undertaken and progress will be updated on the website on a monthly basis for the duration of the project. Social media updates will remind the public of meetings and will notify them of project developments. Online surveys will be distributed to and completed by residents for the purpose of gathering input. Particularly important for local residents will be assessment project planning/implementation including sites selected for assessment and assessment findings and the cleanup/reuse plans for sites. Information and success stories will be shared through local media including newspapers with local general circulation. Project staff and consultants will also take into consideration that in the project area not everyone has access to computers and that nearly 58% of residents have only a high school education or less. Public input will be sought on project planning, site selection, cleanup decisions (ABCAs) and reuse planning via focus groups and paper survey solicited through postings with local businesses, multi-family residential properties, etc. In addition, the City has an established Brownfields Community Task Force made up of members of the program team and inclusive of any resident, business owner, or concerned citizen who wants to participate. More than 100 invitations were sent to community members who had participated in other community outreach and planning meetings, meetings were publicized in local media, and advertising was distributed in local places of community and business; 20-25 people attended nearly every meeting. The Task Force will be utilized in this new project. Because task force members can now see the benefits of the program, they are reaching out to other members of the community to help spread the word, thereby encouraging property owners to participate in the program and further garnering support.

